

Memorandum

TO: HONORABLE MAYOR
AND CITY COUNCIL

FROM: Planning Commission

SUBJECT: SEE BELOW

DATE: March 3, 2014

COUNCIL DISTRICT: 7

SUBJECT: PDC14-002. PLANNED DEVELOPMENT REZONING FROM A(PD) PLANNED DEVELOPMENT ZONING DISTRICT TO A(PD) PLANNED DEVELOPMENT ZONING DISTRICT TO AMEND THE DEVELOPMENT STANDARDS OF A PRIOR PLANNED DEVELOPMENT REZONING APPROVAL (PDC08-032) TO ALLOW HORIZONTAL MIXED-USE, AND TO MODIFY SETBACK REQUIREMENTS AND PARKING RATIOS ON AN APPROXIMATELY 2.05 GROSS ACRE SITE.

RECOMMENDATION

The Planning Commission voted 7-0-0 to recommend that the City Council adopt an ordinance to approve the subject Planned Development Rezoning from A(PD) Planned Development Zoning District to A(PD) Planned Development Zoning District to amend the development standards of the prior Planned Development Rezoning (File No. PDC08-032) to allow horizontal mixed-use, and to modify setback requirements and parking ratios on an approximately 2.05 gross acre site on the west side of Monterey Road, north and south of Esfahan Drive (10024 Tract).

OUTCOME

Should the City Council approve the subject Planned Development Rezoning, the previously approved Rezoning would retain the development capacity of up to 22 attached residential units and 17,500 square feet of retail uses, and allow the uses in a horizontal mixed-use configuration with reduced setbacks and retail parking ratio.

BACKGROUND

The applicant, Montecito Vista LLC, is requesting a modification to the development standards of a prior Planned Development Rezoning approval (PDC08-032) located on Monterey Road (former "Goble Lane" site) to allow horizontal mixed-use, and modify setback and retail parking requirements.

On February 26, 2014, the Planning Commission held a public hearing to consider the proposed Planned Development Rezoning. The Director of Planning, Building and Code Enforcement recommended approval of the proposed Rezoning. Staff noted that one neighbor has requested information regarding building setbacks and parking ratios and noted support for the Rezoning proposal.

The applicant, representing Integral Communities, mentioned that they fully support the staff recommendation and are willing to address any issues. Commissioner Kamkar inquired if the proposal reduced the overall square footage allowed by the current zoning. Staff responded that the current zoning allows 17,500 to 18,000 square feet of retail area, and the proposed Rezoning, at 17,500 square feet, would retain the previously approved square footage requirements. Commissioner Abelite inquired if concurrent construction or phasing for the retail and residential units would be required. Staff noted that the conditions related to concurrent construction will be included at the time of the Planned Development Permit stage.

The Planning Commission voted 7-0-0 to recommend that the City Council approve the project.

ANALYSIS

A complete analysis of the issues regarding this project is contained in the staff report, which is attached for reference.

EVALUATION AND FOLLOW-UP

Should the Rezoning be approved by the City Council, the applicant will be required to secure a Planned Development Permit from the Planning Director in order to implement the subject Rezoning.

PUBLIC OUTREACH/INTEREST

- ☐ **Criteria 1:** Requires Council action on the use of public funds equal to \$1 million or greater.
(Required: Website Posting)
- ☐ **Criteria 2:** Adoption of a new or revised policy that may have implications for public health, safety, quality of life, or financial/economic vitality of the City. **(Required: E-mail and Website Posting)**
- ☐ **Criteria 3:** Consideration of proposed changes to service delivery, programs, staffing that may have impacts to community services and have been identified by staff, Council or a Community group that requires special outreach. **(Required: E-mail, Website Posting, Community Meetings, Notice in appropriate newspapers)**

Although this item does not meet any of the above criteria, staff followed Council Policy 6-30: Public Outreach Policy. A notice of the public hearing was distributed to the owners and tenants

HONORABLE MAYOR AND CITY COUNCIL

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of all properties located within 500 feet of the project site and posted on the City website. The rezoning was also published in a local newspaper, the Post Record. This staff report is also posted on the City's website. Staff has been available to respond to questions from the public.

COORDINATION

This project was coordinated with the Department of Public Works and the City Attorney's Office.

CEQA

Addendum to Goble Lane EIR, Resolution No. 72877

/s/

DAVE SYKES, SECRETARY

Planning Commission

For questions please contact Steve Piasecki, Interim Planning Official, at 408-535-7893.

Attachment: Staff Report

STAFF REPORT
PLANNING COMMISSION

FILE NO.: PDC14-002**Submitted:** 01/16/2014

PROJECT DESCRIPTION: Planned Development Rezoning from A(PD) Planned Development Zoning District to A(PD) Planned Development Zoning District to amend the development standards of a prior Planned Development Rezoning approval (PDC08-032), to allow horizontal mixed-use, and to modify setback requirements and parking ratios on an approximately 2.05 gross acre site.

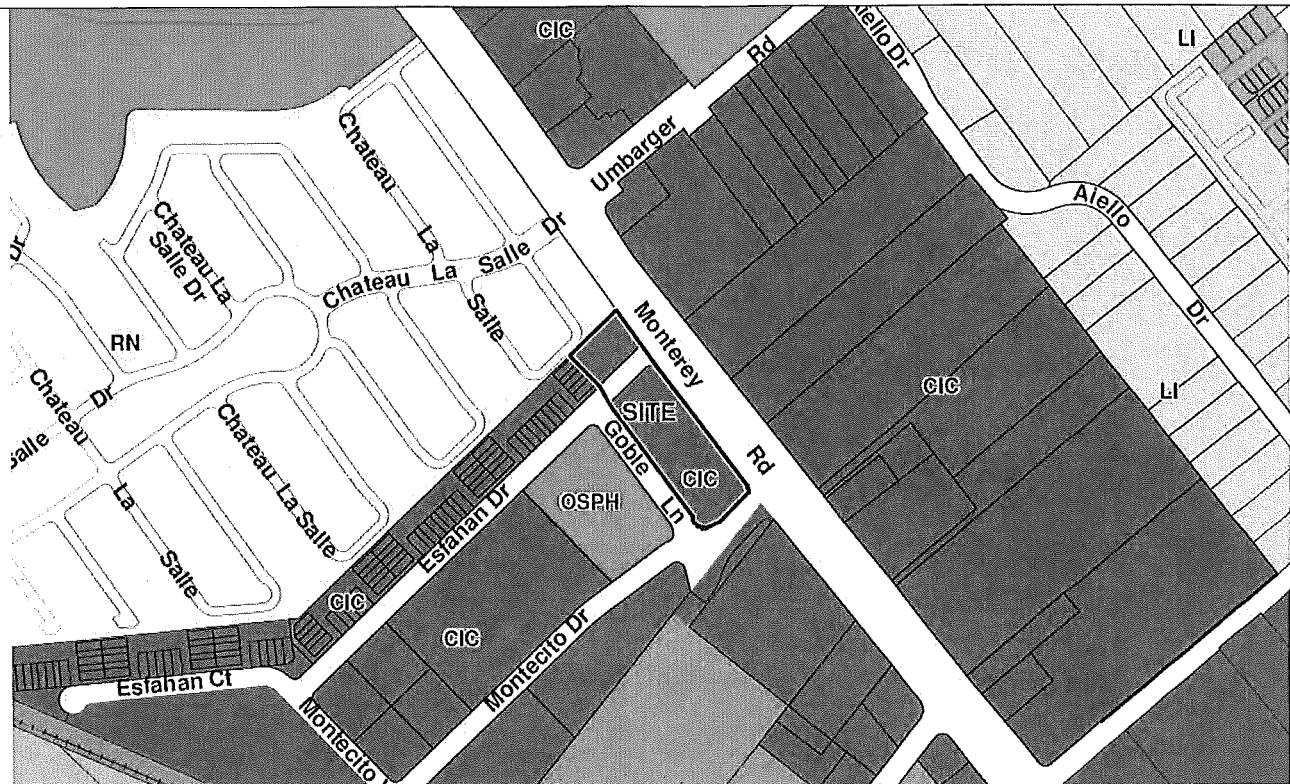
Existing Zoning	A(PD) Planned Development
Proposed Zoning	A(PD) Planned Development
General Plan 2040	Combined Industrial/ Commercial
Council District	7
Historic Resource	No
Specific Plan	Communications Hill Planned Community

LOCATION: West side of Monterey Road,
north and south of Esfahan Drive (10024 TRACT)

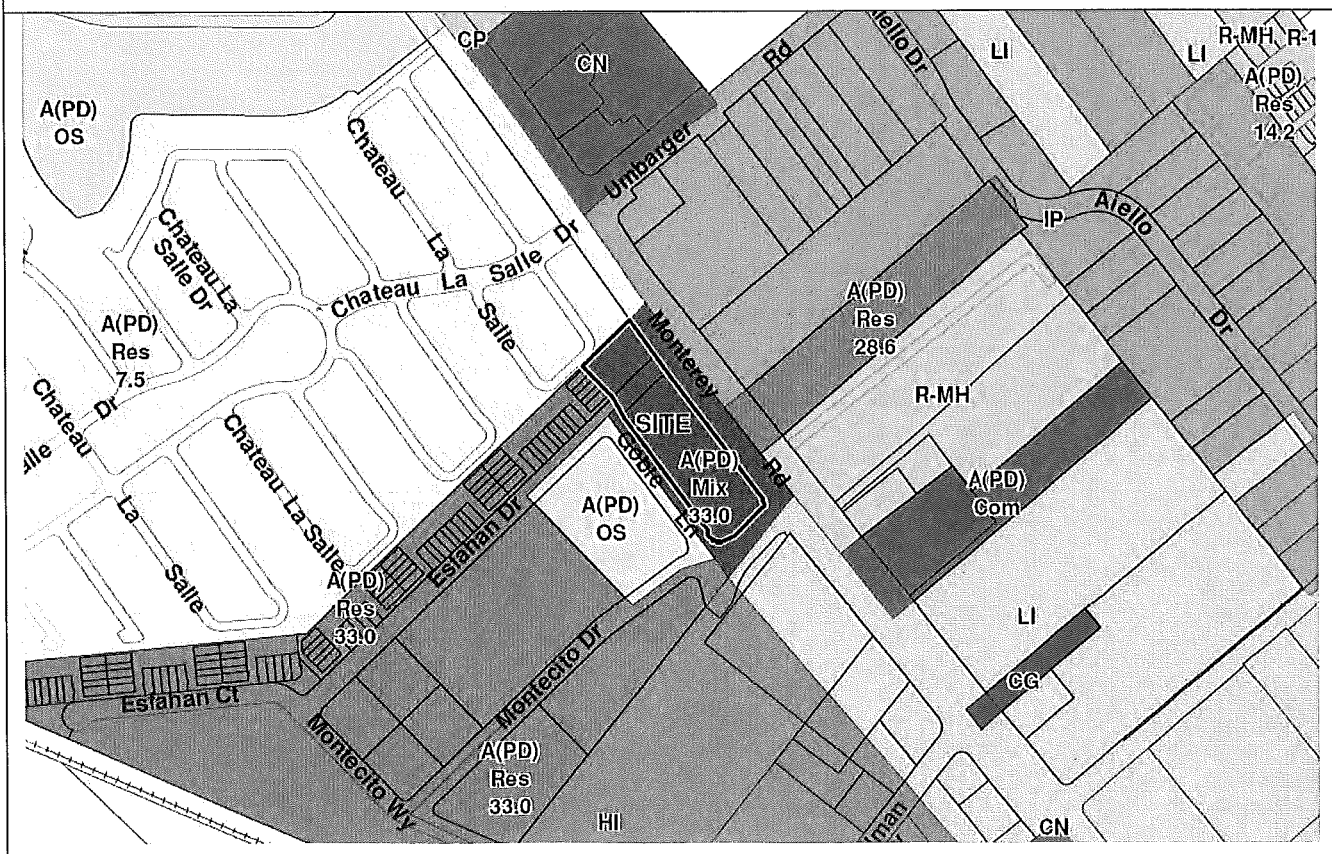
Aerial Map



GENERAL PLAN



ZONING



RECOMMENDATION

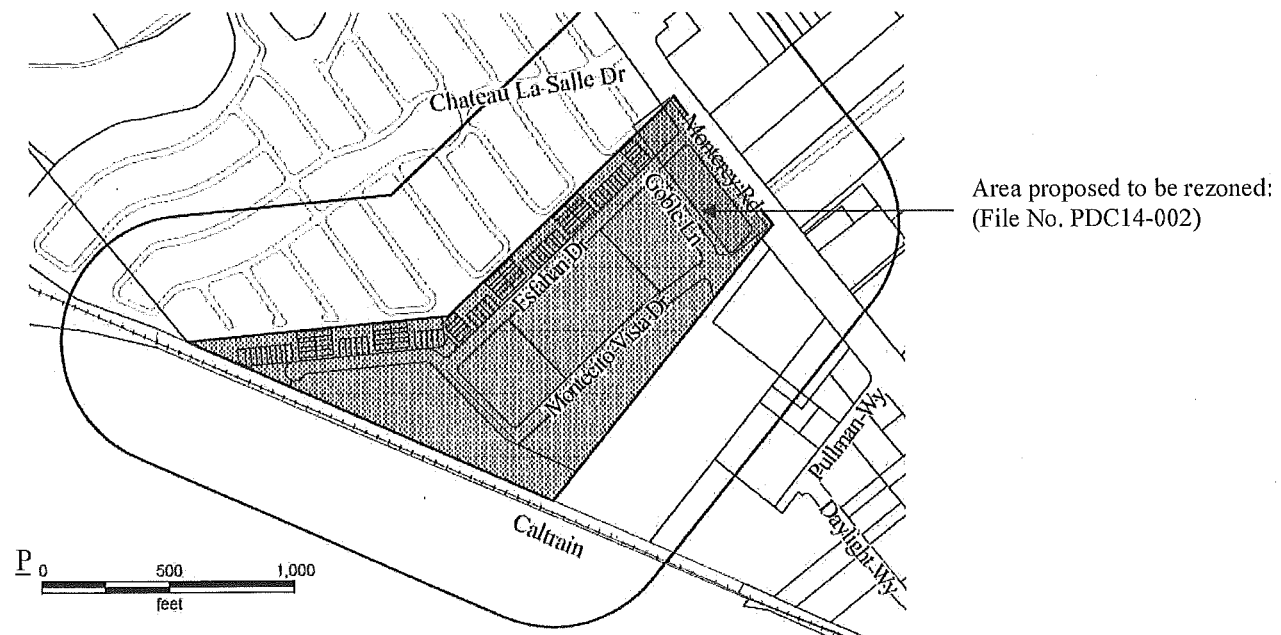
Planning staff recommends approval of the proposed Planned Development Rezoning for the following reasons:

1. The project conforms to the site's General Plan Land Use Transportation Diagram designation of Combined/ Industrial Commercial.
2. The proposed project conforms to the design intent and objectives identified in the Communications Hill Specific Plan.
3. The proposed project furthers the objectives of the City's infill housing strategies.
4. The proposed project is compatible with the surrounding land uses.
5. The proposed project conforms to applicable policies of the City's Commercial Design Guidelines.
6. The proposed project conforms to applicable policies of the City's Residential Design Guidelines.
7. The proposed project conforms to the requirements of CEQA.

BACKGROUND & DESCRIPTION

The applicant, Montecito Vista LLC, is requesting a Planned Development Rezoning from A(PD) Planned Development to A(PD) Planned Development in order to amend the development standards of a prior Planned Development Rezoning approval (PDC08-032) on a 2.05 acre portion of a 29.5 acre site, to allow horizontal mixed-use commercial, and modified setback and parking requirements..

The existing Planned Development Zoning (PDC08-032) allows up to 969 residential units, 17,500 to 18,000 square feet of commercial/retail in a vertical mixed use configuration (ground floor retail w/ residential above) on a larger 29.5 acre site. The subject rezoning is applicable to the development of Lots 1 & 2 only. The current zoning approval will remain in effect for the remainder of the 29.5 gross acre site.



The proposed rezoning will only apply to a smaller 2.05 acre portion of the original 29.5 acre and would allow up to 22 residential units and 17,500 square feet of retail area in a horizontal mixed use configuration. The proposed rezoning specifies the development of 17,500 square feet of free-standing commercial retail in three buildings (fronting Monterey Road), and a total of 22 single-family attached units organized into three blocks of eighteen (18) units facing the Public Park across Goble Lane (Lot 1), and one block of four (4) units (Lot 2).

The retail development on Lot 1 will provide a landscaped open plaza between the two buildings fronting Monterey Road. The 10-foot setback along Monterey Road per the current development standards will be reduced to minimum 6-foot to allow enhanced articulation of the retail frontage. The proposed setbacks vary between 6-foot and 10-foot. Per Chapter 20.90, Parking and Loading of the Zoning Ordinance, retail developments would require a parking ratio of 1:200 and the applicant has proposed a parking ratio of 1:333. Per the current Zoning, the project allows an alternating parking arrangement whereby the commercial parking requirement, developed as part of the mixed-use commercial residential project including podium units, may be reduced by up to twenty percent. The applicant is proposing 22 single-family detached units, with two-car enclosed garage spaces to be provided for each unit, and thereby, the retail parking would not share an alternating arrangement but would utilize the retail parking spaces separating the two uses. The on-street parking along Goble Lane across the proposed City Park would be utilized for additional visitor parking requirements for the residential units.

ANALYSIS

General Plan Conformance

Land Use Diagram:

The proposed project conforms to the site's General Plan Land Use/Transportation Diagram designation of Combined Industrial/ Commercial as modified by a General Plan and text amendment (GP02-07-04/GPT02-07-04) that were approved by the City Council on June 15, 2004. This designation occurs in areas where the existing development pattern exhibits a mix of commercial and industrial land uses and development intensity can vary significantly in this designation based on the nature of specific uses likely to occur in a particular area.

Communications Hill Specific Plan:

The project site is located in the northeastern portion of the Communications Hill Planned Community (CHPC) in the City's General Plan. This area consists a variety of land uses including low density residential, heavy industrial, and combined industrial/commercial uses. The CHPC retains most of the commercial, light industrial, and heavy industrial designations along Monterey Road and the UP/SP railroad tracks at the base of the hill. A requirement for a commercial component was included in this Amendment to partially offset the loss of employment lands. The definition of the new land use designation is as follows:

"This density is typified by three-to four-story apartments or condominiums over parking, as well as vertical mixed use residential/commercial development. Along Monterey Road, neighborhood commercial uses are required on the ground floor with residential units above. The commercial component should be well integrated and well designed in the context of the overall development. To create a viable neighborhood commercial location, a minimum of 18,000 square feet of commercial space should be located along Monterey

Road. It should be oriented to and accessible from Monterey to begin to create a more pedestrian-friendly environment along Monterey Road. "

The maximum allowed number of units will not be altered as part of this rezoning and the total number of built residential units will be lower than the 969 units allowed by the current Zoning. A total of 22 single-family attached residential units are proposed through this rezoning application. The current Zoning allows retail area at a minimum of 17,500-18,000 square feet; the applicant has proposed a total of 17,500 square feet of retail space on Lots 1 and 2.

Environmental Review

The CEQA clearance for the proposed project was provided by an Addendum to the Goble Lane Environmental Impact Report. The subject project is similar to the original proposal and is therefore covered by the use of the EIR. As concluded in this Addendum for this project, the proposed rezoning will not result in any new or more significant environmental impacts. The original (and the proposed) project would result in the following significant, unavoidable impacts:

- Significant impacts associated with odors (from adjacent asphalt plant).
- Significant project and cumulative traffic impacts associated with a one percent increase in traffic on three freeway segments, including SR 87 between Curtner Avenue and Almaden Expressway; SR 87 between Almaden Expressway and Alma Avenue; and US 101 between Tully Road and Story Road.
- Significant cumulative traffic impacts associated with the decrease in level of service to three signalized intersections, including the Almaden Road & Curtner Avenue; SR 87 NB on/off ramps & Curtner Avenue; Monterey Highway & Curtner Avenue/Tully Road.
- Significant cumulative contribution to the existing jobs/housing imbalance in San José.
- Significant cumulative contribution to the loss of industrial land in San José.

All other impacts of the proposed project, including land use, visual, geology and soils, hydrology, vegetation and wildlife, hazardous materials, cultural resources, transportation and circulation, air quality, noise and utilities would be reduced to a less than significant level with the implementation of mitigation measures identified in the EIR.

Project Design

The scope of the project is limited to allow horizontal mixed-use, modify setback requirements and parking ratios on an approximately 2.05 gross acre site. The change in the setback to the east property line along Monterey Road is to allow the architectural projections to be located a minimum of six (6) feet from the property line. The proposal includes an open landscaped plaza, enhanced architectural details and fenestration, and would provide a compatible interface with the architectural character of the surrounding residential neighborhood.

Parking

The proposed parking reduction for retail at 1 parking space per 333 square feet is consistent with parking reductions approved for other neighborhood business district developments containing a mix of commercial and non-commercial uses which contribute to neighborhood identity by serving as a focus for neighborhood activity, and which would typically allow a ratio of 1:400. The 22 attached residential units comprising of two and three-bedroom units have been provided with a two-car garage each and meets the requirements of the Zoning Code. Lot 1 is provided with 8 two-car garages, 10 retail parking spaces

and 1 motorcycle stall. Lot 2 is provided with 36 two-car garages, 46 retail parking spaces and 4 motorcycle stall. The parking ratio for this development will be considered with additional analyses through the Planned Development Permit process.

Setbacks

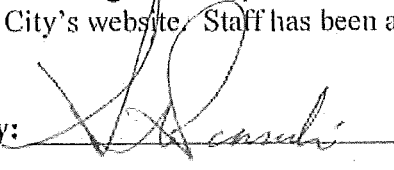
The current development standards for the project require a 10 foot setback from the Monterey Road frontage. The applicant is requesting a reduced minimum 6 foot setback of from the east property line along this frontage and along Esfahan Drive. Therefore, a 6-foot setback is proposed along the east, north and south property lines and a 10-foot setback along the west property line. The setbacks proposed for the 22 single-family residential units are consistent with the remainder of the Goble Lane development.

Retail Square Footage

Per the Development Standards approved by the current zoning (File No. PDC08-032), a minimum of 17,500 square feet and a maximum of 18,000 square foot of retail area is required. This rezoning proposes a total retail area of 17,500 square feet for Parcels 1 & 2 and is consistent with the current zoning requirements.

PUBLIC OUTREACH/INTEREST

Public outreach for this project was conducted in conformance with City Council Policy 6-30. A notice of the public hearing was distributed to the owners and tenants of all properties located within 1000 feet of the project site and posted on the City website. The rezoning was also published in a local newspaper, the Post Record. This staff report is also posted on the City's website. Staff has been available to respond to questions from the public.

Project Manager: Aparna Ankola **Approved by:** 

Date: 2-14-14

Owner/Applicant:	Attachments:
<p>Owner: Evan Knapp, The Montecito Vista Project Owner 888 San Clemente Suite 100 Newport Beach, CA 92660</p> <p>Applicant: The Montecito Vista Project Owner LLC 500 La Gonda Way Danville, CA 94526</p>	<p>Draft Development Standards Public Works Memorandum Plan-set</p>

PDC14-002

GOBLE LANE PROJECT LOT 1 & 2

REVISED GENERAL DEVELOPMENT STANDARDS

Permitted Uses: Horizontal Mixed Use Commercial / Retail with
Residential

**Maximum Number of
Residential Units:** 22

Size of Commercial/Retail Uses: 17,500 square feet of commercial/retail space.

Allowable Commercial Uses:

Conform to the requirements of the CP Commercial Pedestrian Zoning District of Title 20 of the SJMC, as amended. Conditional Uses of the CP-Commercial Pedestrian Zoning District shall require the issuance of a PD Permit or PD Permit Amendment.

Parking Ratio Requirements:

Single Family Attached: 2.6 spaces/unit (two covered spaces per unit for residents, plus 0.6 space per unit for guests.)

Parallel parking along private or public streets within the project site can be counted towards the required spaces, provided that such parking spaces are directly in front of the property.

**Mixed Use
Commercial Retail:**

Conform to the requirements of Title 20 of the SJMC, as amended.

Ground floor office commercial space shall be counted as retail. Reduced parking ratios for retail units of up to 1:400 may be considered through a Planned Development Permit based on further analysis at the discretion of the Director of Planning, Building, and Code Enforcement.

Minimum Perimeter Setbacks:

East (Monterey Road) 6 feet to building above grade

North (Esfahan Drive) 6 feet to building above grade for Lot 2; 10 feet to building above grade for Lot 1

West (Goble Lane) 10 feet to building above grade

South (Montecito Vista Drive) 6 feet to building above grade

Maximum Height:

50 feet. Pursuant to the Communications Hill Specific Plan and approved General Plan Text Amendment (GPT02-07-04), up to 30% of each building footprint may exceed 50 feet and/or 4 stories. Such areas above 50 feet and/or 4 stories shall be non-habitable architectural features and may extend up to a maximum of 65 feet.

Private Open Space:

Single Family Attached: 100 sq.ft / unit (Minimum Dimension: 6 feet)

Internal Setbacks / Separations:

- Minor architectural projections, such as chimneys and bay windows, may project into the building setback by no more than 2'-0" for a horizontal distance not to exceed 15'-0" in length.

GENERAL NOTES**Water Pollution Control Plant Notice:**

Pursuant to Part 2.75 of Chapter 15.12 of the San Jose Municipal Code, no vested right to a building permit shall accrue as the result of the granting of any land development approvals and applications when and if the city manager makes a determination that the cumulative sewage treatment demand on the San Jose/Santa Clara Water Pollution Control Plant will cause the total sewage treatment demand to meet or exceed the capacity of the San Jose/Santa Clara Water Pollution Control Plant to treat such sewage adequately and within the discharge standards imposed on the city by the State of California San Francisco Bay Regional Water Quality Control Board. Substantive conditions designed to decrease sanitary sewage associated with any land use approval may be imposed by the approving authority.

Construction Requirements:

1. Windows and walls shall conform to sound transfer requirements per City standards and subject to verification by a qualified engineer's sound studies.

Notification Requirements:

1. The developer is required to notify and disclose to future tenants (renters and buyers) regarding the presence of the neighboring rock crushing facility.
2. The developer is required to provide the above notice and maintain written evidence that each such notice was provided to the tenants so that the City can review them upon reasonable request.

Public Off-site Improvements:

All public off-site improvements shall be implemented to the satisfaction of the Director of Public Works. Prior to the issuance of building permits, the applicant shall be required to obtain a Public Works clearance (3-16147) as follows:

1. *Private Streets.* The plan set includes details of private infrastructure improvements. The details are shown for information only; final design shall require the approval of the Director of Public Works.

2. *Street Improvements*

- a. Construct or contribute towards the construction of a second westbound left turn lane on Tully Road. This will include, but not be limited to, median island and traffic signal modification, restriping, and removal of the railroad tracks.
 - b. Extend or contribute towards the extension of the northbound left turn lanes on Monterey Road to 450 feet per lane. This will include, but not be limited to, median island modification and restriping.
 - c. Install a new traffic signal at the proposed southerly project entrance on Monterey Road.
3. *Median Island.* There is an existing median island on Monterey Road that is not landscaped. The Developer will be required to provide a Type I landscape median island on Monterey Road along the project frontage. If necessary, the project may also be required to replace the median curb if damaged or in poor condition.

Street Trees:

The Public right-of-way shall be planted with street trees as directed by the City Arborist.

Post-Construction Storm Water Treatment Controls:

The city's national pollutant discharge system (NPDES) permit compliance requires this project to incorporate post-construction mitigation measures to control the discharge of pollutants into the storm drainage system to the maximum extent practical. Planned development permit plans for this project shall include design details of all post construction storm water treatment controls proposed for the project to the satisfaction of the Director of Planning.

Park Impact & Parkland Dedication Ordinance:

This residential project is subject to either the requirements of the City's Park Impact Ordinance (Chapter 14.25 of Title 14 of the San José Municipal Code) or the Parkland Dedication Ordinance (Chapter 19.38 of Title 19 of the San José Municipal Code) for the dedication of land and/or payment of fees in-lieu, under the formulas contained within in those chapters and the associated resolutions.

Easements:

If and upon the approval of residential development to the south, the developer shall make an irrevocable offer of dedication for pedestrian and vehicular ingress/egress purposes at the location of the stub street as shown on the plan to the satisfaction of the Director of Planning.

Shared Access with Raisch Property:

The final location of a shared driveway and/or street with the adjacent Raisch property shall be determined at the Planned Development Permit stage to satisfaction of the Directors of Planning and Public Works.

Mobile Home Park Closure:

This project shall comply with all requirements identified in Title 20 of the SJMC related to the conversion of mobile home parks as applicable.

Tree Preservation and Removal:

Trees proposed for removal shall be mitigated as follows:

1. 18"+ diameter trees shall be replaced at a 4:1 ratio with 24-inch box trees.
2. 12"-18" diameter trees shall be replaced at a 2:1 ratio with 24 inch box trees.
3. Less than 12" diameter trees shall be replaced at a 1:1 ratio with 15-gallon trees.

Environmental Mitigation:

The Environmental issues and Mitigation Measures are as follows:

1. *Vegetation and Wildlife.* Preconstruction surveys shall be conducted no more than 30 days prior to the start of site grading. If breeding owls or other raptors are located on or immediately adjacent to the site, a construction-free buffer zone (typically 250 feet) around the active burrow or nest tree shall be established for the duration of breeding until young birds have fledged. If owls or other raptors are resident during the non-breeding season (September to January), the project developer shall be responsible for ensuring that a qualified ornithologist in consultation with the California Department of Fish and Game, certifies that measures to avoid harm to the birds are taken prior to grading or tree removal.
2. *Hazardous Materials.* Soil identified as contaminated with lead, diesel, motor oil, and/or benzene at concentrations above established residential thresholds shall be excavated to a depth where clean soil is known to occur (no more than five feet below the ground surface) and the contaminated soil shall be hauled off-site and disposed of at a licensed hazardous materials disposal site. Building permits will not be issued until all contaminated soil is removed from the project site.
3. *Air Quality – Construction Impacts.* The following dust control measures shall be implemented during all demolition and construction phases: (1) watering shall be used to control dust generated during demolition of structures and break-up of pavement, (2) use dust-proof chutes to load debris into trucks; (3) water all active construction areas at least twice daily, (4) water or cover stockpiles of debris, soil, sand or other materials that can be blown by the wind, (5) cover all trucks hauling soil, sand, demolition debris, and other loose materials or require all trucks to maintain at least two feet of freeboard, (6) pave, apply water three times daily, or apply (non-toxic) soil stabilizers on all unpaved access roads, parking areas and staging areas at construction sites, (7) sweep daily (with water sweepers) all paved access roads, parking areas and staging areas at construction sites, (8) sweep streets daily (with water sweepers) if visible soil material is carried onto adjacent public streets, (9) hydroseed or apply non-toxic soil stabilizers to inactive construction areas, (10) enclose, cover, water twice daily or apply non-toxic soil binders to exposed stockpiles (dirt, sand, etc.), (II) limit traffic speeds on unpaved roads to 15 mph, (12) install sandbags or other erosion control measures to prevent silt runoff to public roadways, and (13) replant vegetation in disturbed areas as quickly as possible.
4. *Noise.* This project shall comply with the noise recommendations identified in the acoustical report prepared for the project noise to the satisfaction of the Director of Planning. Additionally, building sound insulation requirements shall include the provision of forced-air mechanical ventilation for all new units, so that windows could be kept closed at the occupant's discretion to control noise.
5. *Utilities and Service Systems – Water Supply.* As required by SB 610 (2001), codified at Water Code section 10910 *et seq.*, the City has considered information relating to the water supply for the Project, and finds as follows:
6. *Recycling.* Scrap construction and demolition material shall be recycled. Integrated Waste Management staff can provide assistance on how to recycle construction and demolition debris from the project, including information on available haulers and processors.

Memorandum

TO: Aparna Ankola
Planning and Building

FROM: Maria Angeles
Public Works

**SUBJECT: FINAL RESPONSE TO
DEVELOPMENT APPLICATION**

DATE: 02/07/14

PLANNING NO.: PDC14-002
DESCRIPTION: Planned Development Rezoning from A(PD) to A(PD) Planned Development to amend development standards of previous Zoning (File No. PDC08-032) to allow horizontal mixed use, and to modify front setback and parking ratios on a 3.76 gross acre site.
LOCATION: west side Monterey Road, north and south of Esfahan Drive
P.W. NUMBER: 3-16147

Public Works received the subject project on 01/27/14 and submits the following comments and requirements.

Project Conditions:

Public Works Clearance for Building Permit(s) or Map Approval: Prior to the approval of the Tract or Parcel Map (if applicable) by the Director of Public Works, or the issuance of Building permits, whichever occurs first, the applicant will be required to have satisfied all of the following Public Works conditions. The applicant is strongly advised to apply for any necessary Public Works permits prior to applying for Building permits.

1. **Transportation:** The project traffic was analyzed with the original EIR prepared for this site under Planned Development Rezoning No. PDC02-066. With this new proposal, the traffic will remain below the threshold of the original analysis. The construction of the traffic signal at Monterey Road and Montecito Vista Drive is still required per the previously-approved Planning Permit No. PD05-077.
2. **Stormwater Runoff Pollution Control Measures:** This project must comply with the City's Post-Construction Urban Runoff Management Policy (Policy 6-29) which requires implementation of Best Management Practices (BMPs) which includes site design measures, source controls and numerically-sized Low Impact Development (LID) stormwater treatment measures to minimize stormwater pollutant discharges. At the PD permit stage submit the following:
 - a) Completed stormwater data sheets. Copies are available at the following website:
<http://stormwater.sanjoseca.gov/planning/stormwater/>
 - b) This project is located within a Priority Development Area (PDA) and may qualify for LID reduction credits which would allow the use on non-LID

measures. Provide a completed Special Projects worksheet, also located in the link indicated in 2.a) above, and narrative as outlined in Appendix J (Section J.7) of the C3 Stormwater Control Handbook.

- c) The project's stormwater control plan and numeric sizing calculations. Final inspection and maintenance information on the post-construction treatment control measures must be included on the final Stormwater Control Plan.
3. **Stormwater Peak Flow Control Measures:** The project is located in a Hydromodification Management (HM) area. If the project creates and/or replaces one acre or more of impervious surface, the project must comply with the City's Post-Construction Hydromodification Management Policy (Council Policy 8-14) which requires HM projects to demonstrate that post-project runoff does not exceed estimated pre-project runoff rates and durations.
4. **Flood: Zone D** The project site is not within a designated Federal Emergency Management Agency (FEMA) 100-year floodplain. Flood Zone D is an unstudied area where flood hazards are undetermined, but flooding is possible. There are no City floodplain requirements for Zone D.
5. **Sewage Fees:** In accordance with City Ordinance all storm sewer area fees, sanitary sewer connection fees, and sewage treatment plant connection fees, less previous credits, are due and payable.
6. **Parks:** This residential project is subject to either the requirements of the City's Park Impact Ordinance (Chapter 14.25 of Title 14 of the San Jose Municipal Code) or the Parkland Dedication Ordinance (Chapter 19.38 of Title 19 of the San Jose Municipal Code) for the dedication of land and/or payment of fees in-lieu of dedication of land for public park and/or recreational purposes under the formula contained within in the Subject Chapter and the Associated Fees and Credit Resolutions.
 - a) The existing parkland agreement will need to be amended to reflect this project's new proposal.
 - b) There may be additional dedication or fees due based on the revised unit count.
7. **Street Improvements:**
 - a) The construction of the public improvements previously-approved under Public Works Permits No. 06-007799 IP and 06-012425 IP are still required. Revise previously approved public improvement plans to include the following:
 - i) Install crosswalk, stop sign and bar and centerline striping at the south leg of the intersection of Esfahan Drive and Goble Lane.
 - ii) Install a 25 mph speed limit sign. The exact location of the sign will be identified during the public improvement plan stage.
 - b) Any deviation from the above referenced plans must be reviewed and approved by the Public Works Project Engineer.
 - c) Dedication and improvement of the public streets shall be to the satisfaction of the Director of Public Works.

8. **Private Streets:** Per Common Interest Development (CID) Ordinance, all common infrastructure improvements shall be designed and constructed in accordance with the current CID standards.

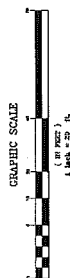
All other standard Public Works requirements such as grading, storm, sanitary, landscaping, electrical, street improvements, etc., will be reviewed when the applicant has submitted a Planned Development Permit Application and more complete plans. We reserve the right to alter or adjust our comments at the formal submittal stage when more complete plans are submitted.

Please contact Joe Dyke at joseph.dyke@sanjoseca.gov or (408) 535-6821 or me at maria.angeles@sanjoseca.gov or (408) 535-6817 if you have any questions. You may also reach our Division Manager, Michael Liw, at michael.liw@sanjoseca.gov or (408) 535-6835.

Maria Angeles
Senior Civil Engineer
Development Services Division

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c: Patrick Chan, BKF Engineers

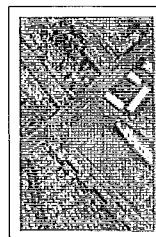


- GENERAL STANDARDS**
- LOT 1**
1. TOTAL SITE AREA: 0.45 ACRES
 2. NO. OF RESIDENTIAL UNITS: 4
 3. TOTAL RETAIL: 0.69 ACRES
 4. DENSITY: 17.6 DVA/AC
 5. BUILDING: 0.10 ACRES
 6. BUILDING INTENSITY: 205
 7. PARKING: 0.63 ACRES
 8. PARKING INTENSITY: 185
 9. PARKING STALL COUNT:
 - 10 MOTORIST CARS
 - 10 MOTORIST CAR TRAILS (1 ADA STALL)
 - 10 MOTORIST SMALL
 10. PARKING BAY:
 - 2 CHANGIANT (CHANGED)
 - RETAIL: 1 CHANGIANT (5)
 11. VEGICULAR IRRADIATION (DPS): 0.13 ACRES
 12. VEGICULAR IRRADIATION INTENSITY: 316
 13. LANDSCAPING: 0.13 ACRES
 14. LANDSCAPING INTENSITY: 303
- LOT 2**
1. TOTAL SITE AREA: 1.82 ACRES
 2. NO. OF RESIDENTIAL UNITS: 18
 3. TOTAL RETAIL: .28 ACRES
 4. DENSITY: 11.3 DVA/AC
 5. BUILDING: 0.31 ACRES
 6. BUILDING INTENSITY: 445
 7. PARKING: 0.12 ACRES
 8. PARKING INTENSITY: 88
 9. PARKING STALL COUNT:
 - 10 MOTORIST CARS
 - 4 MOTORIST CAR TRAILS (2 ADA STALLS)
 - 4 MOTORIST SMALL
 10. PARKING BAY:
 - 2 CHANGIANT (CHANGED)
 - RETAIL: 1 CHANGIANT (5)
 11. VEGICULAR IRRADIATION (DPS): 0.33 ACRES
 12. VEGICULAR IRRADIATION INTENSITY: 195
 13. LANDSCAPING: 0.23 ACRES
 14. LANDSCAPING INTENSITY: 148

LAND USE LEGEND

[illegible]

MONTEREY ROAD
(NAB)



LOCATION MAP
1"=500' SCALE

— MONTECITO VISTA LOT 1 & 2
GENERAL DEVELOPMENT PLAN EXHIBIT "C"

DATE: 2/10/14
VA JOB # 13-083



BKF
1650 TECHNOLOGY PARK, SUITE 650
SAN JOSE, CA 95119
408/467-9100
408/467-9199 (FAX)
CONTACT:
PATRICK CHAN
SCOTT SANDER

MEMBERS / SUBSCRIBERS / PLANNERS

DATE: 2/10/14
UA JOB # 13-083

DATE: 2/10/14
UA JOB # 13-083



1650 TECHNOLOGY DRIVE, SUITE 650
SAN JOSE, CA 95110
408/487-9105
408/487-9102 (FAX)
CORINNE
PATRICK CHAN
SCOTT SHONK

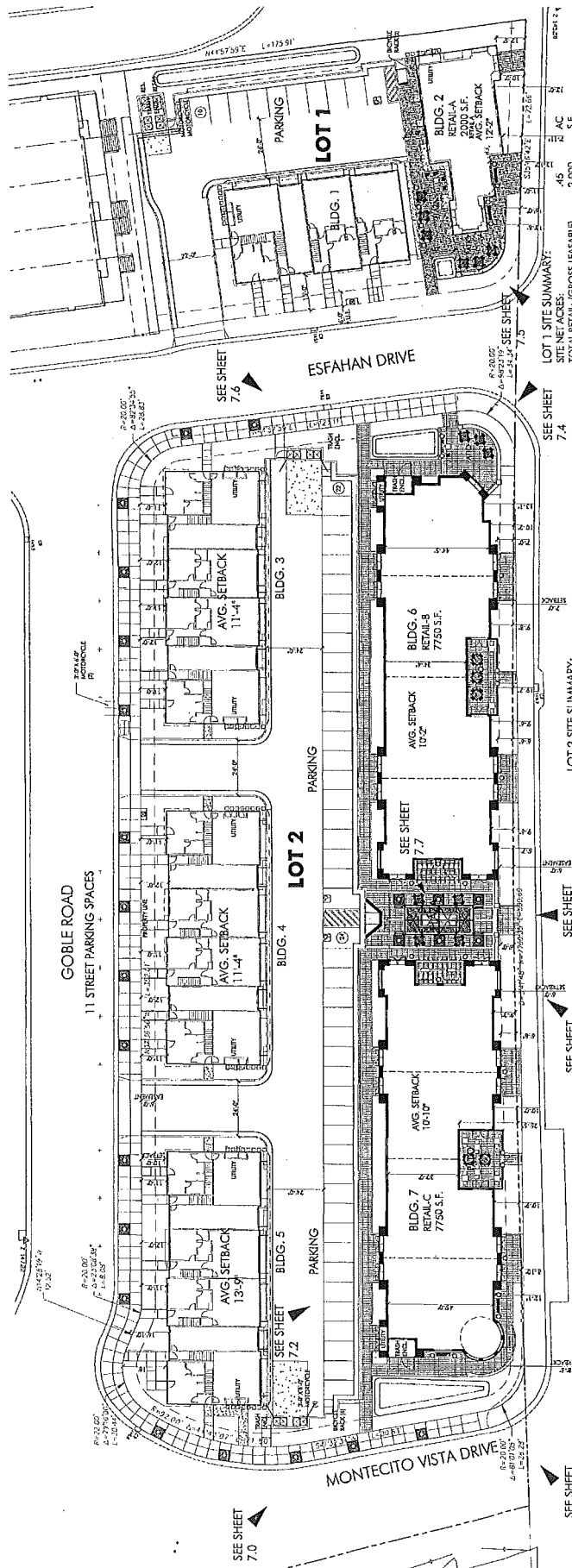
URBAN ARENA
315 3rd Hill Avenue - 6th F.
San Jose, California 95131
408/487-9105
CORINNE CHAN
PATRICK CHAN
SCOTT SHONK

Group: Growth San Diego

2.1

DEVELOPMENT
STANDARDS

PDC14-002



LOT 2 SITE SUMMARY:

SITE NET ACRES:	1.62	AC
TOTAL RETAIL (GROSS LEASABLE):	15,500	S.F.
TOTAL UNITS:	18	UNITS
AVERAGE UNIT SIZE:	1,649	S.F.
TOTAL FOR SALE RESIDENTIAL SF:	29,676	S.F.
PRODUCT DENSITY: (1/2 SITE)	11.7	DU/AC
RESIDENTIAL UNIT MIX:		
PLAN 1 - 2BD/2.5BA	1,421	SF
PLAN 2 - 3BD/3.5BA	1,563	SF
PLAN 3 - 3BD/3.5BA	1,874	SF
PLAN 4 - 3BD/3.5BA	2,050	SF
TOTAL UNITS:	18	UNITS

PARKING CALCULATIONS	UNITS	REQUIRED PARKING
RETAIL (15,500) @ 1:333		47
RESIDENTIAL UNIT	6	11
2 BEDROOM X 1.8/UNIT	12	24
3 BEDROOM X 2.7/UNIT	11	11
GUEST (18 UNITS X .6)		
TOTAL SPACES REQUIRED:		93

PARKING PROVIDED:
2 CAR GARAGES (18 TOTAL INCLUDING 6 TANDEMS)
ON-STREET RETAIL PARKING
ON-STREET RETAIL/RESIDENTIAL GUEST PARKING

BIKE:
2 STALLS (0.1 STALLS/UNIT RESIDENT)
4 SPACE (1/4000 S.F. RETAIL)

MOTORCYCLE:
2 STALLS (0.1 STALLS/UNIT RESIDENT)
4 STALLS (1/20 VEHICLE STALLS RETAIL)

LOT 1 SITE SUMMARY:

SITE NET ACRES:	4.6	AC
TOTAL RETAIL (GROSS LEASABLE):	2,000	S.F.
TOTAL UNITS:	1,727	S.F.
AVERAGE UNIT SIZE:	6,908	S.F.
TOTAL FOR SALE RESIDENTIAL SF:	17.8	DU/AC
PRODUCT DENSITY: (1/2 SITE)		
RESIDENTIAL UNIT MIX:		
PLAN 1 - 2BD/2.5BA	1,421	SF
PLAN 2 - 3BD/3.5BA	1,563	SF
PLAN 3 - 3BD/3.5BA	1,874	SF
PLAN 4 - 3BD/3.5BA	2,050	SF
TOTAL UNITS:	4	UNITS

PARKING CALCULATIONS	UNITS	REQUIRED PARKING
RETAIL (2,000) @ 1:333		6
RESIDENTIAL UNIT	1	2
2 BEDROOM X 1.8/UNIT	3	6
3 BEDROOM X 2.7/UNIT	3	3
GUEST (4 UNITS X .6)		
TOTAL SPACES REQUIRED:		17

PARKING PROVIDED:
2 CAR GARAGES (16 TOTAL INCLUDING 1 TANDEM)
OFF-STREET RETAIL/RESIDENTIAL GUEST PARKING

BIKE:
1 STALLS (0.1 STALLS/UNIT RESIDENT)
1 SPACE (1/4000 S.F. RETAIL)

MOTORCYCLE:
1 STALLS (0.1 STALLS/UNIT RESIDENT)
1 STALLS (1/20 VEHICLE STALLS RETAIL)

RETAIL TOTAL 17,500 S.F.

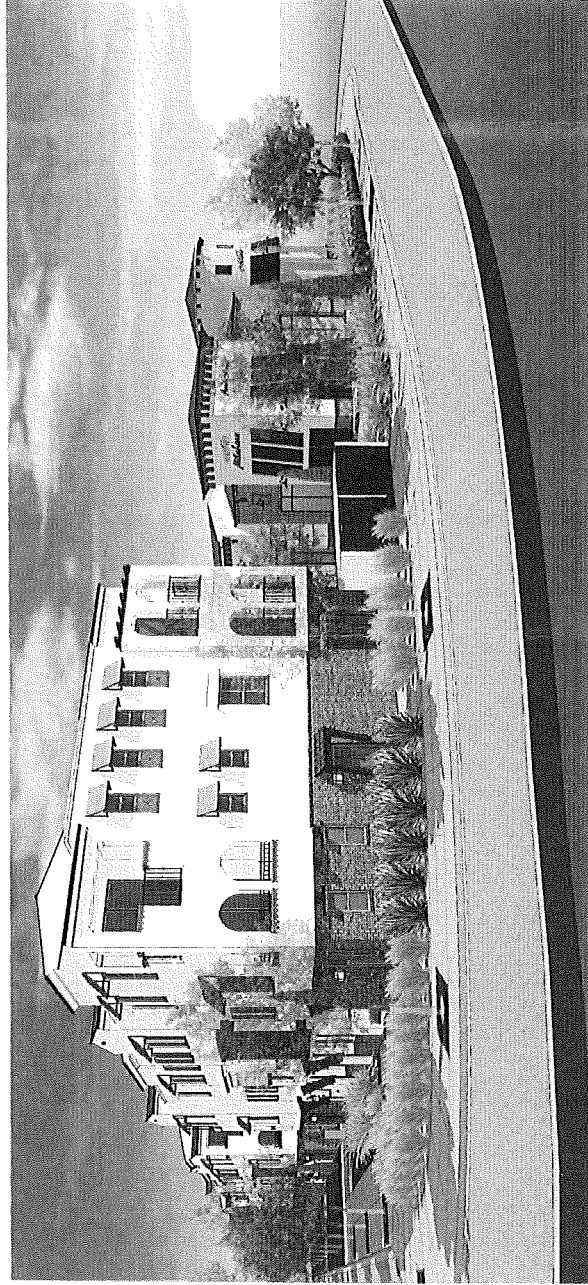
MONTECITO VISTA LOT 1 & 2



DATE: 02/06/14
UA JOB # 13-083

Architectural Site Plan
Overall Lot 1 & lot 2

Enlightenment Set
Sheet no. 3



PERSPECTIVE SCALE N.T.S.

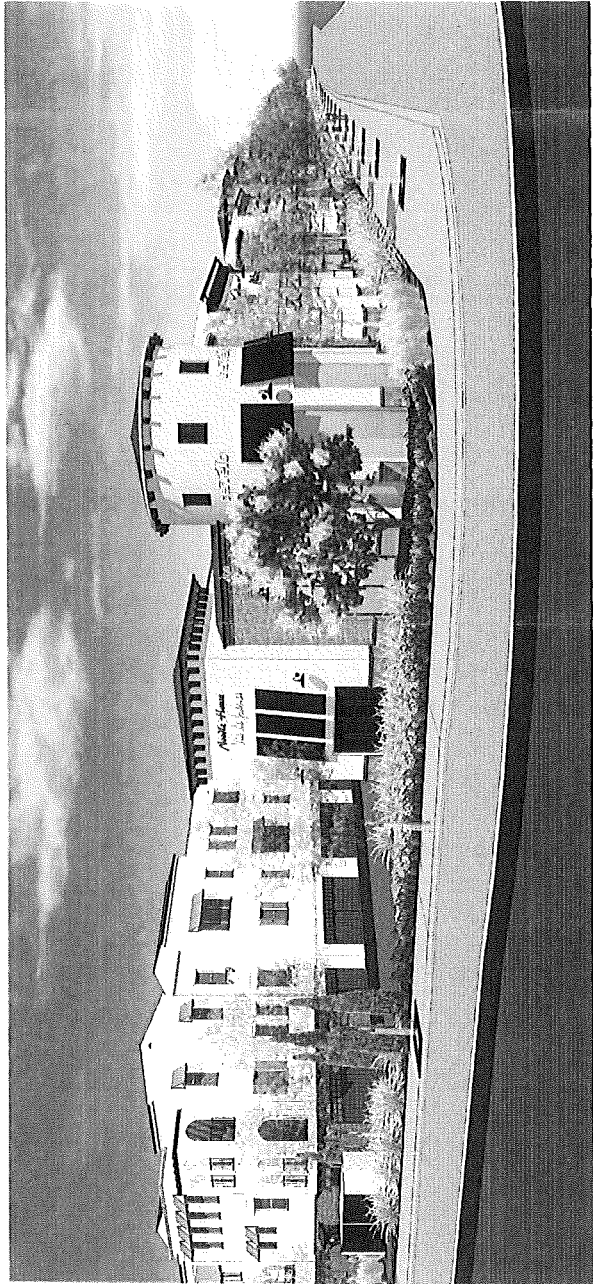
— MONTECITO VISTA LOT 1 & 2

DATE: 02/04/14
JOB # 13453



Enrollment Set
Sheet no.
7.0

PERSPECTIVE



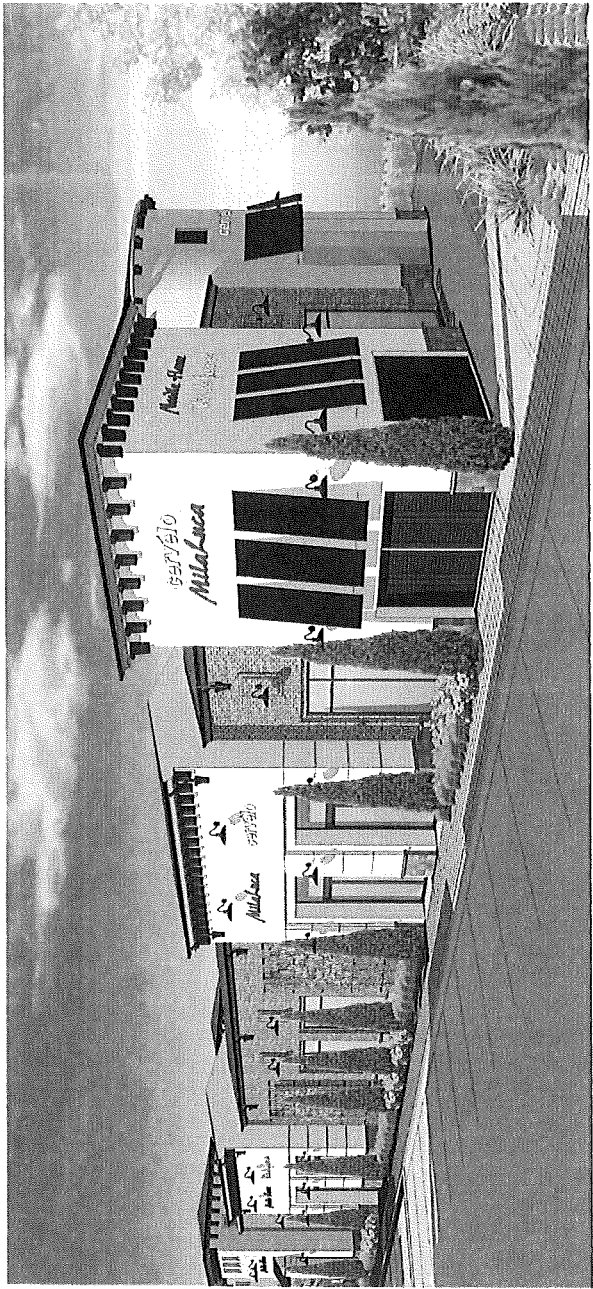
PERSPECTIVE
SCALE N.S.

— MONTECITO VISTA LOT 1 & 2



DATE: 02/04/14
UA JOB # 13-083

PERSPECTIVE
Enrollment Set
Sheet no. 7.1



PERSPECTIVE

SCALE 1/8" = 1'-0"

MONTECITO VISTA LOT 1 & 2

DATE: 08/04/14
BY: JCB & JCB



URBAN ARENA
ARCHITECTS
1000 W. GARDEN ST.
SUITE 100
COSTA MESA, CALIFORNIA 92626
TEL: 714.440.1000
WWW.URBANARENA.COM

PERFORMANCE
SHEET NO. 7.2



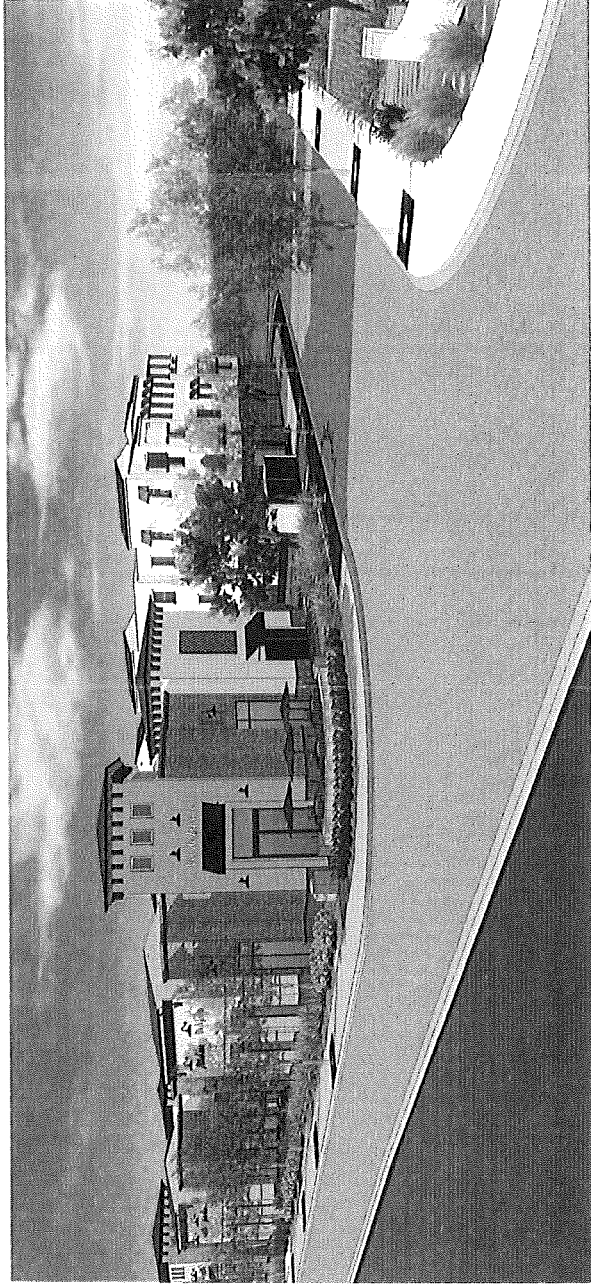
MONTECITO VISTA LOT 1 & 2

DATE: 02/06/14
JAJOS # 13-083



PERSPECTIVE

37



PERSPECTIVE SCALE 1/8" = 1'-0"

MONTECITO VISTA LOT 1 & 2

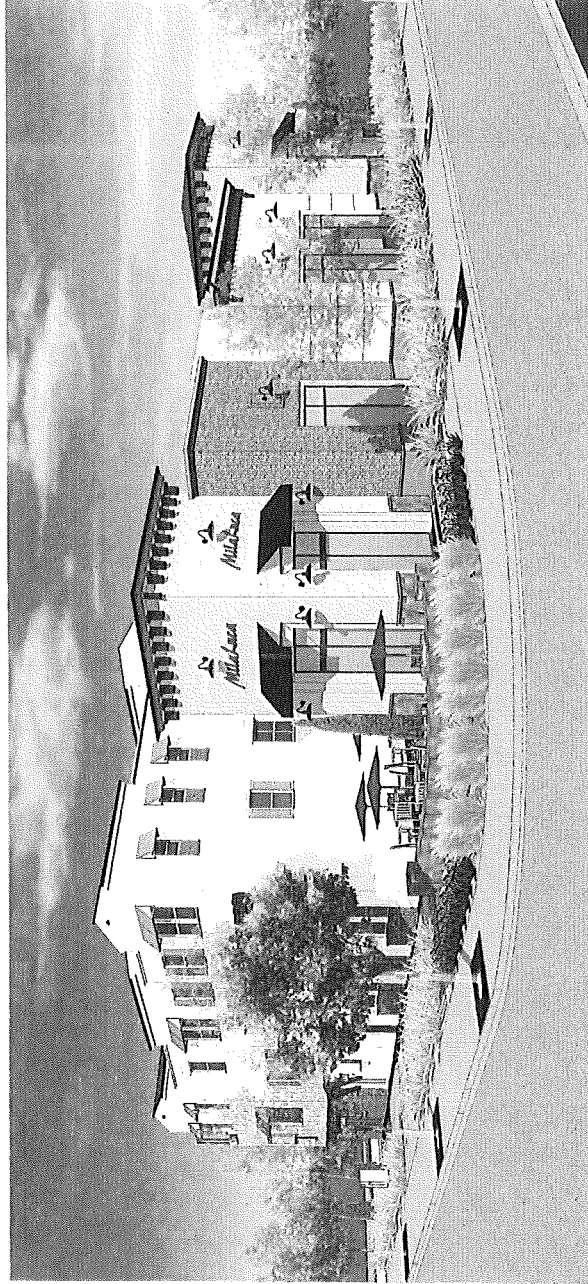
DATE: 02/06/14
 U.A. JOB # 13-053



URBAN
 DESIGN
 2141 West 8th Avenue, Suite 7
 Costa Mesa, California 92626
 Tel: 714.440.1111
 Fax: 714.440.1112
 www.urbandesign.com

PERSPECTIVE

Enrollment Set
 Sheet no. **7.4**



PERSPECTIVE SCALE: N/S

— MONTECITO VISTA LOT 1 & 2

DATE: 02/06/14
 U.S. JOB # 13-083

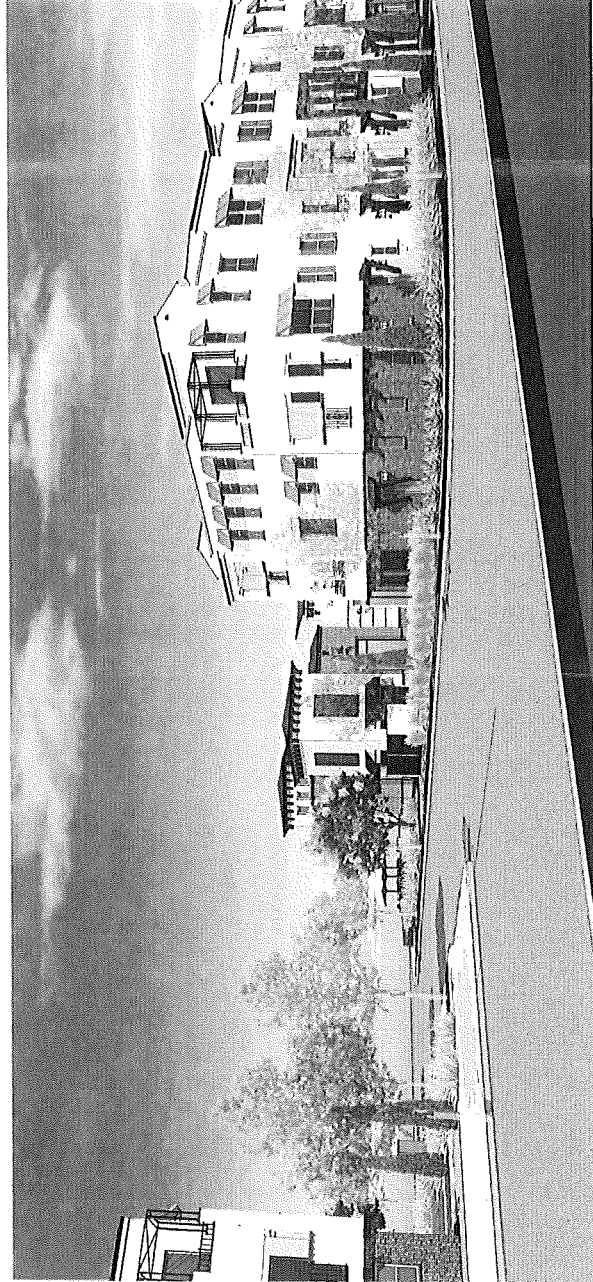


1101 14th Street, Suite 1407
 San Francisco, CA 94103
 Tel: 415.774.1100
 www.urbanplenes.com

PERSPECTIVE

7.5

Enrollment Set
 Sheet no.



PERSPECTIVE

SCALE 1/8" = 1'-0"

— MONTECITO VISTA LOT 1 & 2

DATE: 02/04/14
JOB # 13-083



PERSPECTIVE
Enrollment Set
Sheet no. 7.6



PERSPECTIVE

SCALE 1:1

— MONTECITO VISTA LOT 1 & 2

DATE: 02/06/14
JOB # 13-063



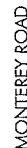
PERSPECTIVE

Enrollment Set
Sheet no.






7.7

1	PEDESTRIAN WALKWAY/STOREFRONT
2	CONCRETE SIDEWALK
3	TREE GRATE
4	BIORETENTION AREA TYP.
5	RETAIL PAVO AREA
6	TRASH ENCLOSURE
7	CLUSTER MAIL BOXES
8	CONCRETE STEPS
9	DECORATIVE WALL W/ PLASTER
10	CENTRAL PLAZA FOUNTAIN
11	OVERHEAD TRELLIS STRUCTURE
12	METAL OVERHEAD W/ STRING

PLANTING TYPE	SQUARE FEET
GROUND COVER/SHRUBS/TREES	15,429
WATER TREATMENTS AREAS	2,164
TOTAL AREA	17,593



...TREES SUCH AS:

SAMPLE	ESTRADO CODE	COMMON NAME	COMMON NAME	SIZE
	ENTRETIEN CORNUS NELLE ACCENT TREE	JACARANDA CALIFORNIA PETER	4" FOX	
	ACCENT TREE PLUS CALIFORNIA TUCKA APOLO	NOY SHAGBI BARKER	2 1/4" FOX	
	STREET TREE POKORANG MACCHILLUS PUNAWAT ASSAPAT NODWOOD	IMAGOR PAK PUNAWAT ASSAPAT NODWOOD	2 1/4" FOX	
	VERTICAL ACENT TREE CORNUS NELLE ALLEY TREE	ELMAN OFFICE	2 1/4" FOX	
			1 1/4" FOX	

SYMBOL	BOTANICAL NAME	COMMON NAME
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[illegible]

NO SYMBOL

[illegible]

SYMBOL	BOTANICAL NAME	COMMON NAME
1	<i>Adiantum species</i>	fern
2	<i>Asplenium species</i>	fern
3	<i>Polypodium species</i>	fern
4	<i>Marattia species</i>	fern
5	<i>Acrostichum species</i>	fern
6	<i>Phlegmaria species</i>	fern
7	<i>Polypodium species</i>	fern
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